



6 Machno Terrace

Cwm Penmachno LL24 0SA

£154,950

A delightful three bedroom former quarryman's cottage situated within the popular village setting of Cwm Penmachno, enjoying attractive rear views towards the surrounding hillsides.

Tenure: Freehold. EPC: TBA. Council Tax: B.

The property has been beautifully presented and sympathetically upgraded in recent years, retaining a wealth of character features including exposed ceiling beams and a log burning stove, whilst benefiting from modern improvements such as uPVC double glazing.

Accommodation affords: Open plan lounge, dining and kitchen area with feature fireplace housing log burning stove, creating a warm and inviting living space. Rear hallway leading to a newly fitted bathroom. Covered rear passageway providing access to a useful utility area. First Floor: Landing leading to three bedrooms.

Grassed garden to the front together with a rear area and a useful store shed.



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Location

Situated within the village of Cwm Penmachno enjoying extensive rear views. Cwm Penmachno is a small rural village set in beautiful surroundings, located approximately 3 miles from Penmachno and 7 miles from Betws Y Coed.

The Accommodation Affords:
(Approximate measurements only)

Front Entrance

uPVC double glazed front door leading to open plan Living Room, Kitchen and Dining Room.

Living/Kitchen/Dining Room

15'9" x 19'3" (4.82m x 5.87m)

Slate flagged flooring throughout, feature inglenook style fireplace surround with multi-fuel stove on a slightly raised hearth, beamed ceiling, uPVC double glazed window overlooking front of property, TV point, balustrade staircase leading off to first floor level, enclosed electric meter.

Dining Kitchen; range of base and wall units with complementary worktops, single drainer sink with mixer tap, electric cooker point, tiled splashback.

Dining area; uPVC double glazed door leading onto rear, beamed ceiling, understairs storage area, space for fridge/freezer. Doorway leading through to rear Bathroom.

Rear Bathroom

10'5" x 6'5" (3.2m x 1.96m)

Three piece suite comprising; panelled bath with mixer tap shower hand held adaptor, attractive brick effect tiling, pedestal wash hand basin, low level w.c. ladder style heated towel rail, one uPVC double glazed window and one single glazed window overlooking rear.



Rear Covered Passageway

Rear uPVC door with access to Utility Room - plumbing for automatic washing machine, water tap, light and power connected. Timber door leading to outside rear.

First Floor

Landing with uPVC double glazed window overlooking rear, access to roof space.

Bedroom 1

10'10" x 7'6" (3.31m x 2.31m)

Built-in cylinder cupboard, uPVC double glazed window overlooking rear enjoying extensive views towards the hillside.

Bedroom 2

9'3" x 10'11" (2.82m x 3.35m)

uPVC double glazed window overlooking front of property.

Bedroom 3

6'6" x 6'0" (2.0m x 1.84m)

uPVC double glazed window overlooking front of property.

Outside

Front garden is landscaped with attractive grassed areas with raised borders and a variety of flowers, small rockery area, wall and wrought iron boundary and gate, outside lighting. At the rear there is an enclosed fuel and store shed with light connected, shelving for storage. Steps leading up to rear service lane.

Services

Mains water, electricity and drainage are connected to the property, solid fuel stove.

Viewing

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@imwestates.com

Proof Of Funds

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

Council Tax

Band B.

Directions

From the A5 turn right towards Penmachno. After the village of Penmachno, continue 3 miles into the village of Cwm Penmachno. Proceed through the village to the upper part of Cwm. Machno terrace is located behind Rhiwbach Terrace.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

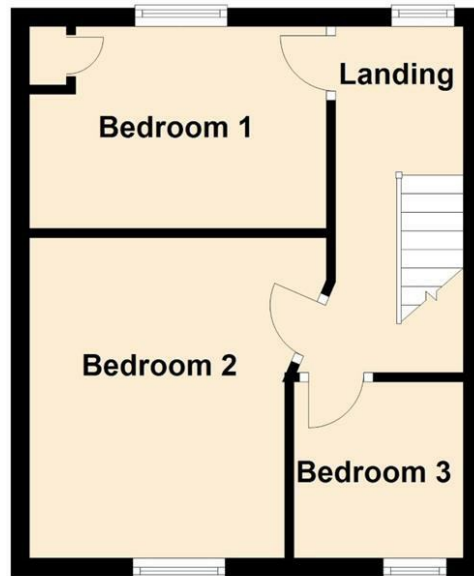
Ground Floor

Approx. 33.0 sq. metres (355.0 sq. feet)



First Floor

Approx. 27.1 sq. metres (291.4 sq. feet)



Total area: approx. 60.0 sq. metres (646.4 sq. feet)

These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

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